

**PLANNING COMMISSION
REGULAR MEETING April 14, 2014**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis, Absent
Ray Krzykowski
Robert Urbano, Alternate

OTHERS:

Public: 1
Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Urbano a regular voting member for the vacant seat.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the March 3, 2014 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Ray Krzykowski to **APPROVE** the March 3, 2014 Regular Meeting Minutes as written.

Alex Olbrys introduced himself to the commission as the Burgess Liaison for the Planning Commission. He said if the commission has any concerns or anything they want brought before the Board of Mayor and Burgesses to let him know. He is going to try to make as many meetings as possible. The commissioners said it was good to have somebody. Tony told Alex that if he has any questions or wants to contact them feel free and the Land Use can give him their e-mail addresses.

4. OLD BUSINESS:

- A. Commission discussion/decision to consider a partial bond release for the Pond View Estates Subdivision as recommended by the Borough Engineer.

Wayne went over the remaining bond items. He said he recommends that the commission consider granting a waiver of the 15 trees that were to be planted. He said he also recommends that the site be stabilized and the erosion controls be removed as soon as possible. It was suggested that he put down mulch or some material to stabilize the area behind the sidewalk.

VOTED: Unanimously on a motion by Bob Pease and seconded by Bob Urbano to **GRANT** a reduction in the bond for Pond View Estates Subdivision from \$90,000 to \$16,000.

- B. Commission discussion/decision to consider a request of the applicant for a waiver to the trees that were proposed to be located on Donovan Road for the Pond View Estates Subdivision.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to **GRANT** a waiver to plant trees on Donovan Road for Pond View Estates Subdivision.

- C. Commission discussion to Call Performance Bond for Benchmark Trading of Naugatuck LTD regarding D'Archangelo Estates Subdivision, Osborn Road and Village Road. Public hearing scheduled for May 5, 2014.

Keith said he has not heard from the developer so they will go ahead with the public hearing for May 5th. He said they sent a punch list to the developer. Emma Newsom, of D'Archangelo Drive, asked what will happen if they do not do the work. Keith said the planning commission will authorize the staff to seize the bond money and start the process of doing the work. They will have a certain time frame in which they can do the work.

5. NEW BUSINESS

- A. Commission discussion/decision regarding Borough of Naugatuck Unaccepted Streets and Referrals to the Mayor and Board of Burgesses. Streets with subdivision standards: Dorman Drive, Fieldstone Terrace, Karen Drive, Melissa Court, Tracyann Court, Victoria Lane, Yorktown Lane.

Keith went through each of the streets that he and Wayne had chosen to recommend positive referrals for acceptance to the Board of Mayor and Burgesses.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Dorman Drive.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Fieldstone Terrace.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Karen Drive.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Melissa Court.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Tracyann Court.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Victoria Lane.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Bob Urbano to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding street acceptance for Yorktown Lane.

- B.** Commission discussion/decision regarding Borough of Naugatuck Unaccepted Streets and Referrals to the Mayor and Board of Burgesses. Streets with no subdivision standards: Adella Street, Little River Drive Extension, Nicole Drive, Rayron Circle, South Main Street Extension, Van Avenue.

Keith said the only street that they would be looking at sending a positive referral for acceptance tonight is Rayron Circle. The others will be voted on a later date.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Bob Urbano to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses regarding Street acceptance for Rayron Circle.

- C.** Commission Discussion/decision regarding an 8-24 referral from the Board of Mayor and Burgesses for the proposed sale of Lot #18 and Lot #30 in the Industrial Park on Raytkwich Drive.

Attorney McSherry said he was there representing the buyer of the two lots. Keith said they are two lots in the industrial park which need predevelopment. He said the Mayor and the Board of Burgesses all agree that they need to be sold. He said the uses are now allowed when previously they were not by the industrial park's regulations. He said staff does not see any negative impacts from the sale of the lots. Attorney McSherry explained that his applicant sells used cars. He said a few weeks ago they were on Parcel B and they were issued a temporary zoning permit by the Zoning Commission to park the cars at the old Risdon site. He said right now they are seeking a permit with wetlands in order to park there. He said it will ultimately give them an opportunity to move the majority of the operation into the industrial park. He said the presence on Rubber Avenue will stay there. He said they have about 500 cars in their inventory on average. Tony asked if they will have a sales office in the industrial park location. Attorney McSherry said they will have offices and do repairs in both locations. Bob Pease asked if they will be bringing

in fuel. Attorney McSherry said they are not bringing in fuel. Keith reminded the commission that the development will be done through a special permit which will go through the zoning commission as well as the planning commission.

VOTED: Unanimously on a motion by Bob Pease and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the sale of Lot #18 and Lot #30 in the Industrial Park pursuant to Section 8-24.

- D.** Commission discussion/decision regarding the submission of a Revised Site Plan/Grading Plan for the Archway Subdivision, 68 Arch Street, ALX Ventures, LLC

Randy Quinn, ALX Ventures, said they are looking for approval to not move the two telephone poles. There was a discussion over the sight lines. Randy explained that there are no obstructions to sight lines so the poles should not have to be moved. It was determined that the property in question has been graded so there is no problem with sight lines. There was a discussion over the widening of the roads.

VOTED: Unanimously on a motion by Bob Urbano and seconded by Bob Pease to **ACCEPT** the revised Site Plan/Grading Plan for the Archway Subdivision, 68 Arch Street, ALX Ventures, LLC with the conditions that all the proper sight lines be noted on those plot plans.

- E.** All new items will require a 2/3 vote.

There were no new items.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Bob Pease and seconded by Ray Krzykowski to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg